

Whereas, in 1960, the total amount of developed land equalled about 28 per cent of the total land in the planning area; these estimates of the total developed land in 1980 point to a situation where about half (49-53 per cent of the total land is developed).

On an overall basis, the estimates indicate a slightly higher density of development (less acres per 100 persons) than in 1960. The overall acres per 100 persons ratio would drop from 15.8 in 1960 to around 13.9 to 14.3 in 1980. For residential land, however, the assumptions in this memorandum indicate a less dense development (more acres per 100 persons) than in 1960; residential acres per 100 persons would increase from 6.1 in 1960 to 6.4 in 1980.

These estimates will be used in helping to formulate a future land use plan. They should, however, be recognized for what they are: a set of estimates based on reasonable assumptions; they are not predictions.

The implications of this memorandum are clear: the community must accommodate an enormous amount of expansion in the coming years. The challenge to the community is to insure that this large amount of land will be soundly developed with adequate public facilities.